



10-17-2011

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011



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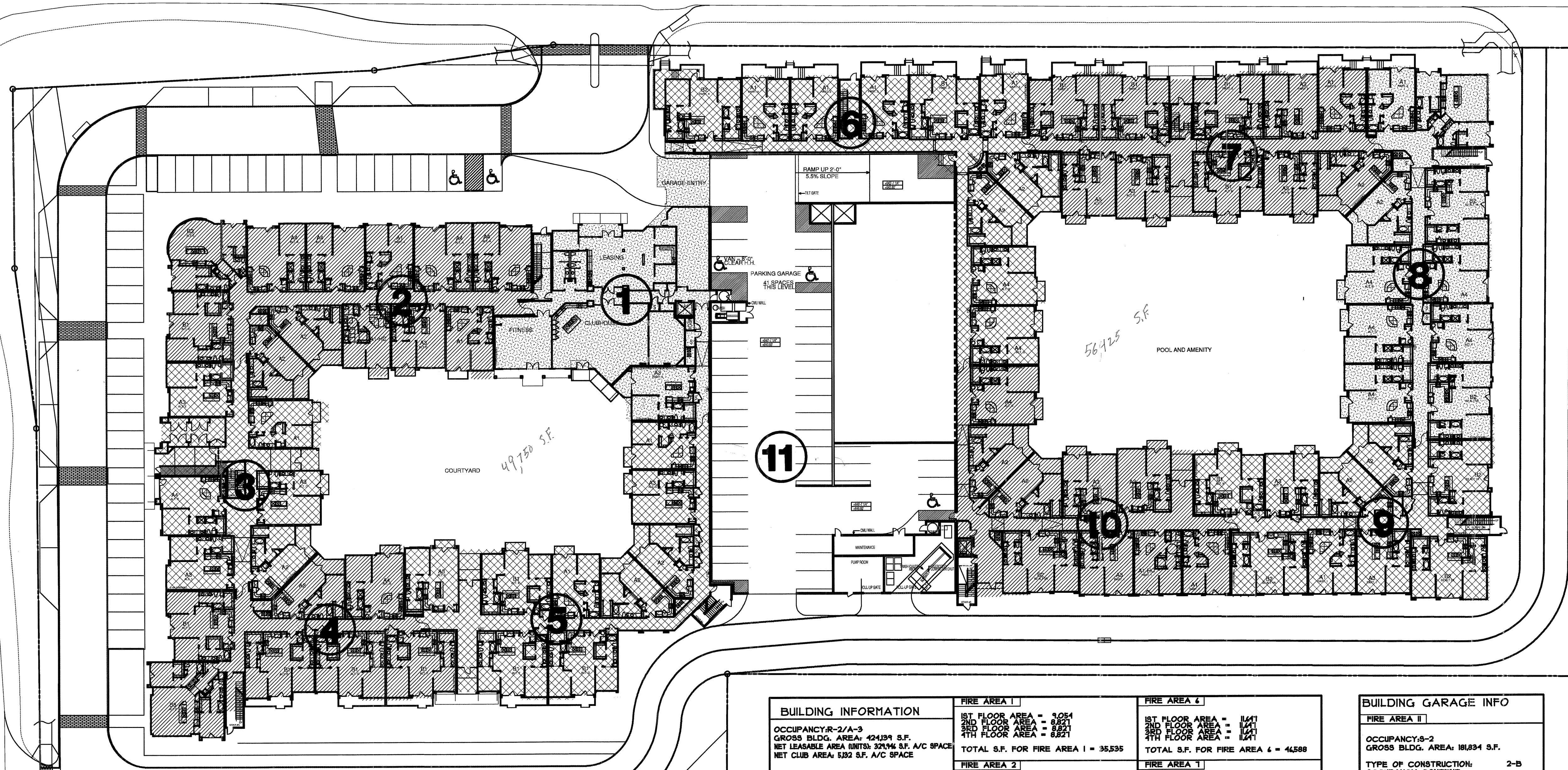
DATE
08-05-2011

PROJECT
11129

SHEET NUMBER

1.3

FIRE AREA



BUILDING INFORMATION	
OCCUPANCY: R-2/A-3	
GROSS BLDG. AREA: 424,894 S.F.	
NET LEASABLE AREA (NITA): 324,194 S.F. A/C SPACE	
NET CLUB AREA: 532 S.F. A/C SPACE	
TYPE OF CONSTRUCTION:	V-A
REQ'D EXITS:	2
FIRE SPRINKLERS:	NFPA18R
FIRE SPRINKLERS (CLUB):	NFPA18
DREZEZBAY SPRINKLERS:	R-19
STAND PIPES:	YES
FIRE ALARMS:	YES
EMERGENCY LIGHTING:	YES
AGE OF BUILDING:	NEW
FIRE WALLS:	YES

FIRE AREA 1	
1ST FLOOR AREA = 7,054	
2ND FLOOR AREA = 8,821	
3RD FLOOR AREA = 8,821	
4TH FLOOR AREA = 8,821	
TOTAL S.F. FOR FIRE AREA 1 = 35,535	
FIRE AREA 2	
1ST FLOOR AREA = 12,843*	
2ND FLOOR AREA = 12,843*	
3RD FLOOR AREA = 12,843*	
4TH FLOOR AREA = 12,843*	
*FRONTAGE INCREASE (SECTION: 504.2)	
W = 100 (R/F) - 0.25 + (W/20) Equation 5.2	
W = 100 (252/107) - 0.25 + (10/20)	
W = 105 = area increase due to frontage	
A10 = A10 + ((A10*W)/100) Equation 5.1	
A10 = 12,800 + ((12,800*10)/100) Equation 5.1	
A10 = 14,080 = allowable area per floor	
TOTAL S.F. FOR FIRE AREA 2 = 51,452	

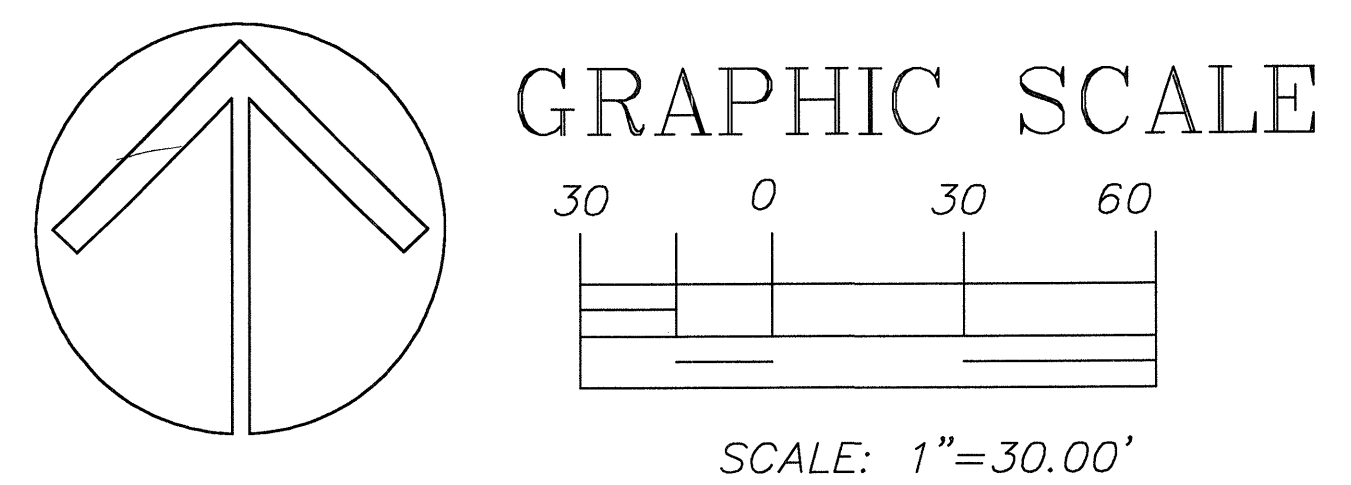
FIRE AREA 4	
1ST FLOOR AREA = 11,471	
2ND FLOOR AREA = 11,471	
3RD FLOOR AREA = 11,471	
4TH FLOOR AREA = 11,471	
TOTAL S.F. FOR FIRE AREA 4 = 46,588	
FIRE AREA 7	
1ST FLOOR AREA = 11,435	
2ND FLOOR AREA = 11,435	
3RD FLOOR AREA = 11,435	
4TH FLOOR AREA = 11,435	
TOTAL S.F. FOR FIRE AREA 7 = 46,588	
FIRE AREA 8	
1ST FLOOR AREA = 11,933	
2ND FLOOR AREA = 11,933	
3RD FLOOR AREA = 11,933	
4TH FLOOR AREA = 11,933	
TOTAL S.F. FOR FIRE AREA 8 = 47,732	

BUILDING GARAGE INFO	
FIRE AREA 11	
OCCUPANCY: S-2	
GROSS BLDG. AREA: 181,834 S.F.	
TYPE OF CONSTRUCTION:	2-B
OCCUPANCY CONTENT:	110
REQ'D EXITS:	2
FIRE SPRINKLERS:	NFPA18
STAND PIPES:	YES
FIRE ALARMS:	YES
EMERGENCY LIGHTING:	YES
AGE OF BUILDING:	NEW
FIRE WALLS:	NO

FIRE AREA 3	
1ST FLOOR AREA = 1,878	
2ND FLOOR AREA = 1,721	
3RD FLOOR AREA = 1,721	
4TH FLOOR AREA = 1,721	
TOTAL S.F. FOR FIRE AREA 3 = 31,459	
FIRE AREA 4	
1ST FLOOR AREA = 8,891	
2ND FLOOR AREA = 8,891	
3RD FLOOR AREA = 8,891	
4TH FLOOR AREA = 8,891	
TOTAL S.F. FOR FIRE AREA 4 = 35,531	
FIRE AREA 5	
1ST FLOOR AREA = 11,044	
2ND FLOOR AREA = 11,044	
3RD FLOOR AREA = 11,044	
4TH FLOOR AREA = 11,044	
TOTAL S.F. FOR FIRE AREA 5 = 44,256	

FIRE AREA 9	
1ST FLOOR AREA = 10,442	
2ND FLOOR AREA = 10,442	
3RD FLOOR AREA = 10,442	
4TH FLOOR AREA = 10,442	
TOTAL S.F. FOR FIRE AREA 9 = 41,848	
FIRE AREA 10	
1ST FLOOR AREA = 10,748	
2ND FLOOR AREA = 10,748	
3RD FLOOR AREA = 10,748	
4TH FLOOR AREA = 10,748	
TOTAL S.F. FOR FIRE AREA 10 = 42,992	

PARKING REQUIREMENTS	
TOTAL REQUIRED (15 PER UNIT) = 52 SPACES	
1. GARAGE PARKING	
-REGULAR PARKING	= 504 SPACES
-VAN ACCESSIBLE	= 1 SPACE
-HC ACCESSIBLE	= 1 SPACE
TOTAL GARAGE PARKING	= 506 SPACES
2. SURFACE PARKING	
-REGULAR PARKING	= 48 SPACES
-HC ACCESSIBLE SURFACE	= 1 SPACE
-VAN ACCESSIBLE SURFACE	= 1 SPACE
TOTAL SURFACE PARKING	= 50 SPACES
TOTAL SPACES PROVIDED	= 556 SPACES



1 FIRE AREA SEPARATION PLAN

SCALE: 1"=30.00'

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